

## WORK SESSION AGENDA

November 16, 2021

5:00 p.m.

The purpose(s) of the meeting shall be for the Commission to receive, consider, discuss, deliberate and debate the matters listed herein below and such other public business as may lawfully be undertaken provided that no formal votes are to occur and no matters or issues will be formally decided upon at this meeting.

- I. Expired & Expiring Board of Zoning Appeals (BZA) terms
- II. Former Red Bank Middle School Site: staff update and discussion of next step
- III. Christmas Parade Update – Greg Tate
- IV. Public Hearings – 1109 & 4104 Dayton Blvd RES NO. 21-1443 & 21-1444
- V. Any other business to discuss

# *City of Red Bank*

Hollie Berry  
Mayor

Martin Granum  
City Manager

## **BOARD OF COMMISSIONERS MEETING**

Agenda  
November 16, 2021  
6:00 p.m.

**I. Call to Order – Mayor Hollie Berry**

**II. Roll Call – City Manager**

Mayor Hollie Berry \_\_\_\_\_ Vice Mayor Stefanie Dalton \_\_\_\_\_, Commissioner Ruth Jeno \_\_\_\_\_,  
Commissioner Ed LeCompte \_\_\_\_\_ Commissioner Pete Phillips \_\_\_\_\_

**III. Invocation –**

**IV. Pledge of Allegiance –**

**V. Consideration of the Minutes for approval or correction:**

- A. November 2, 2021 Agenda Work Session
- B. November 2, 2021 Commission Meeting

**VI. Communication from the Mayor**

**VII. Commissioner's Report**

- A. Vice Mayor Stefanie Dalton
- B. Commissioner Ruth Jeno
- C. Commissioner Ed LeCompte
- D. Commissioner Pete Phillips

**VIII. City Manager Report**

**IX. PUBLIC HEARINGS**

1) Special Exceptions Permit Application to allow for residential condominiums at 1109 Dayton Boulevard

2) Special Exceptions Permit Application to allow for a medical clinic at 4104 Dayton Boulevard

**X. Unfinished Business**

**XI. New Business**

A) RESOLUTION NO. 21-1443 A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE PERMITTING A MULTIFAMILY DEVELOPMENT AT 1109 DAYTON BOULEVARD SUBJECT TO CERTAIN CONDITIONS

B) RESOLUTION NO. 21-1444 A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTIONS PERMIT TO JMB Investment Company LLC, 4104 DAYTON BOULEVARD

**XII. Citizen Comments from Red Bank Citizens on Items not on the Agenda  
(3 minute limit)**

**XII. Adjournment**

*"Any invocation that may be offered before the official start of the Commission meeting"*

*shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission and do not necessarily represent the religious beliefs or views of the Commission in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Commission."*

# *City of Red Bank*

Hollie Berry  
Mayor

Martin Granum  
City Manager

## **COMMISSIONERS AGENDA WORK SESSION**

Minutes  
November 2, 2021  
5:00 p.m.

The City Commission of the City of Red Bank, Tennessee met in a public and duly advertised Agenda Work Session on November 2, 2021 at 5:00 p.m. at the Community Center located at 3653 Tom Weathers Drive. The date, time and location of the meeting were advertised in the Chattanooga Times Free Press, on the City's Facebook page and on the City of Red Bank website together with instructions and an internet link to enable virtual attendance by the public. The purpose of the meeting was to receive information on and discuss upcoming business items. Those in attendance were Mayor Hollie Berry, Vice Mayor Stefanie Dalton, Commissioner Ruth Jenó, Commissioner Ed LeCompte and Commissioner Pete Phillips. Also present were City Attorney Arnold Stulce, Jr., City Manager Martin Granum, Finance Director John Alexander, Police Chief Dan Seymour, Public Works Director Greg Tate, Fire Chief Brent Sylar, Deputy Fire Chief Eddie Iles and City Recorder Tracey Perry and those listed on Exhibit A.

- I. DUI Presentation by Chattanooga Officer Jon Collins...cancelled  
Officer Collins was unable to attend the meeting.
- II. Promotional Ceremonies  
City Manager Granum explained that this process will recognize newly promoted and newly hired within the City.
- III. Christmas Parade Update – Kate Hackney  
Billboard is finalized and should be up for about 3 weeks. We have 3 entertainment groups lined up, 2 food trucks and a barbeque truck. Bridgett Raper, with Small Cities Coalition, is assisting with advertising. Thanks to Jessica and Blake Pierce and Don McKenzie for their monetary donations. Applications are available on the website. Kate will attempt to make contact with and invite the “Long Horn Steer” handler from previous parades.
- IV. Sign Ordinance Discussion  
This item has been tabled for further review.
- V. Beer Board – Bela Co.  
Procedurally, the Commission will temporarily adjourn the regular meeting, hold the Beer Board meeting, consider the agenda item, hold discussion and make a decision, then reconvene the regular meeting.
- VI. American Rescue Plan Act (ARPA) funds discussion – John Alexander  
Finance Director Alexander provided printouts to each of the Commissioners while City Manager Granum explained that the City is still very early in the planning process for use of these funds, and that eligible categories and uses have not yet been finalized by the State Treasury Department. Finance Director Alexander stated that the City should receive the first

disbursement tomorrow of about 1.76 million dollars. A second disbursement will follow at a later date. The funds must be obligated by December 31, 2024. Much discussion.

VII. Small Business Proclamation RES NO. 21-1442

The Board will consider a Resolution at the Regular Commission Meeting proclaiming the Saturday after Thanksgiving Small Business Saturday.

VIII. Any other business to discuss

Commissioner Jeno requested that the meeting be moved back to the Commission Chambers in December. Some discussion. The Board agreed, as long as the Covid numbers remain in the current decline. City Attorney Stulce stated that the recent revisions to our governing Ordinance allows the Commission to change the location of the meeting as they see fit.

Commissioner Phillips expressed frustration that the Board is not more focused on existing issues, such as the Old Middle School Property and formation of Citizen Committees. Much discussion.

Upon inquiry, City Attorney shared that he and City Manager Granum are working closely with officers of the Red Bank Boxing Club to address the required insurance and other issues related to the building and it's uses. Much discussion.

The meeting was adjourned at 6: 00 p.m.

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Mayor Hollie Berry

(Date)

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City Recorder Tracey Perry

(Date)

**BOARD OF COMMISSIONERS MEETING**

Minutes  
November 2, 2021  
6:00 p.m.

In the context of the currently existing COVID 19 virus pandemic, the City Commission of the City of Red Bank, Tennessee met, in regular and duly advertised session, at the Red Bank Community Center. Notice of the meeting and instructions for virtually joining / monitoring same was duly advertised in the Chattanooga Times Free Press and by posting on the city's website and Facebook page and by posting written notice of same on the front door of City Hall.

- I. **Call to Order** – Mayor Hollie Berry called the meeting to order at 6:10 p.m.
- II. **Roll Call** – City Recorder Tracey Perry called the roll. Mayor Berry, Vice Mayor Stefanie Dalton, Commissioner Ruth Jenó, Commissioner Ed LeCompte, and Commissioner Pete Phillips were present. Also present was City Attorney Arnold Stulce, Jr.; City Manager Martin Granum; Finance Director John Alexander; Police Chief Dan Seymour; Fire Chief Brent Sylar; Deputy Fire Chief Eddie Iles; Public Works Director Greg Tate; City Recorder Tracey Perry and those listed on Exhibit A.
- III. **Invocation – Pastor Dustin Taylor, Lupton Drive Baptist Church**  
Pastor Taylor was present and presented the invocation.
- IV. **Pledge of Allegiance** – City Manager Granum
- V. **Consideration of the Minutes for approval or correction:**
  - A. **October 19, 2021 Agenda Work Session**  
Commissioner Jenó made a motion to approve as written, seconded by Commissioner Phillips. Motion carried with all Commissioners voting “yes”.
  - B. **October 19, 2021 Commission Meeting**  
Vice Mayor Dalton made a motion to approve with one spelling change, seconded by Commissioner LeCompte. Motion carried with all Commissioners voting “yes”.
- VI. **Communication from the Mayor**
  - Very happy with all the weekend festivities she saw over the Halloween holiday weekend.
  - The next Red Bank Community Food Pantry will be Thursday, November 4 from 5 to 6:30 PM at the Red Bank United Methodist Church. They will be moving to an earlier time to accommodate for daylight savings time.
  - The Christmas Parade and Festival will be December 3 from 4 to 8 PM, with the parade starting at 6 PM. Applications are available on the City's webpage at [www.redbanktn.gov](http://www.redbanktn.gov). Thanks to the Public Works Department for beginning the distribution of the “Save the Date” notices on trash cans.
  - Chattanooga Gas wants customers to know that assistance is available through their federally funded grant program. Further assistance is available through the Hamilton County Department of Youth and Family Development (phone number is 423-643-6424).
  - Participated in a meeting on behalf of Flood Ready Tennessee, a coalition of elected officials, homeowners and small business owners across the state of Tennessee, to speak with Tennessee Department of Energy and Conservation (TDEC) and Tennessee Emergency Management Agency (TEMA), in an effort to make Tennessee resilient from mass flooding. Visit [floodreadytn.com](http://floodreadytn.com) for more information.
  - Thanks to the many Red Bank residents that participated in her and Vice Mayor Dalton's Book Club this past Saturday.

- Congratulations to beCaffeinated for receiving the Start Up of the Year Award.

## **VII. Commissioner's Report**

### **A. Vice Mayor Stefanie Dalton**

- Welcome everyone.
- Attended a speaking engagement at the Red Bank United Methodist Church last Thursday. Joseph Brackett, with the Hamilton County Homeless Healthcare Center, was the speaker. He shared stories from his Facebook page. They are in need of donations. Contact him at [jbrackett@hamiltontn.gov](mailto:jbrackett@hamiltontn.gov) with questions.
- This month is Native American Heritage Month.
- This Thursday, November 4 from 5 to 8 PM will be the "Dashing Down the Boulevard" Event. Participants will include Bud's Floral and Home, Mango's, 3 Leaf Med Spa and Bela Co.
- Saturday, November 6, from 4 to 7 PM, Gaining Ground Grocery, will host Red Bank Artist, Amanda Brazier at St. Andrew's Center in Chattanooga.
- Waterways will be holding a volunteer event November 9 from 5 to 6:30 PM close to Mountain Creek Church of Christ.
- CultureChatt will hold their monthly Multi-cultural event at White Oak Park this Saturday from 9 AM to 12 PM. It will be a fall festival style event.
- CultureChatt was also recognized as the Red Bank / Signal Mountain Council's "For Impact Organization of the Month". Pizzeria Cortile was the Business of the Month.
- Thanks to Red Bank resident, Justin Bennett, owner of Pizzeria Cortile, for partnering with another Red Bank Resident, Preston Durisseau, for the contribution to Alpine Crest Elementary's Literacy Rewards Program.
- November 6 from 9 to 11 AM, will be Red Bank Elementary's outdoor clean-up day.
- Red Bank High School's "Roar Night" will be November 11 from 5:30 to 7 PM.
- Rivermont Elementary celebrated books on October 30. Their garden area is now usable.
- Alpine Crest Elementary's Scholastic Book Fair is November 11 from 8 AM to 7 PM and November 12-19 from 8 AM to 4 PM.
- The Junior League of Chattanooga has awarded several teachers some grants for use throughout the school.

### **B. Commissioner Ruth Jeno**

- Welcome everyone.
- The promotional ceremony for City employees later in the meeting will be great.
- Reminder to change clocks back this weekend and change the batteries in smoke detectors.

### **C. Commissioner Ed LeCompte**

- Thanks to everyone for being here.

### **D. Commissioner Pete Phillips**

- Thanks for being here.
- Thanks for City Manager's good cadence of meeting.
- Thanks to the City Attorney for all the work he's put in to our City.
- Thanks for Blake Pierce and Don McKenzie for their donations for the Christmas Parade.
- Looking forward to getting some projects completed.
- The City has received the first part of the American Rescue Plan Act (ARPA) funds.
- Excited to get the Beer Ordinance finalized.

## **VIII. City Manager Report**

- Looking into some speeding issues on Lyndon Avenue.
- Engaged with SETD regarding some planning and grant applications.
- We continue to engage with the Red Bank Boxing Club.
- Engaged with MTAS to begin the City Personnel Wage Study and looking at all things HR. His goal is to have the information available by the next budget process.



- Christmas Parade planning is under way.
- We have received a preliminary approval for the Transportation Grant that will bring paratransit services to Red Bank for 3 years.
- Leaf collection begins on December 6.
- Has engaged with the local Lions Club and Rotary Club.

**IX. Promotional Ceremonies**

City Manager Granum recognized the newly promoted and newly hired employees in Administration. Each Department Head did the same for their respective department.

Those recognized were:

Tracey Perry, City Recorder

Brent Sylar, Fire Chief

Eddie Iles, Deputy Chief / Fire Marshall

Josh Hamill, Captain

Casey Jones, Lieutenant

Corey Johnson, Lieutenant

Austin Waldo, Firefighter

Chad Tawfik, Firefighter

Robert Pilkington, Firefighter

John Alexander, Finance Director

Amber Tallent, Court Clerk

Dan Seymour, Police Chief

John Wright, Captain

Daniel White, Officer

Dustin Ruffner, Officer

Greg Tate, Public Works Director

Kate Hackney, Administrative Assistant

Ricky Reeves, Public Works Supervisor

Justin Headrick, Operations Foreman

John Nash, Stormwater Specialist

Adam Knudtson, Fleet Assistant

**X. Unfinished Business**

**A. ORDINANCE NO. 21-1202 AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO AMEND THE RED BANK BEER ORDINANCE(S) CODIFIED AT TITLE 8, CHAPTER 2 SECTIONS 8-201 TO END, INCLUSIVE AND TO COMPREHENSIVLY REVISE AND SIMPLIFY THE SAME (second and final reading)**

Mayor Berry called the matter for action and City Manager Granum read the title and stated the intent of the Ordinance i.e. amending the Red Bank Beer Ordinance. City Manager Granum also stated that this Ordinance allows for home brewing for personal consumption. Commissioner Phillips made a motion to approve as written, seconded by Vice Mayor Dalton. No discussion by the Board. No citizen comments. Roll Call Vote: Mayor berry "yes", Vice Mayor Dalton "yes", Commissioner Jeno "no", Commissioner LeCompte "yes" and Commissioner Phillips "yes". Ordinance No. 21-1202 passed on second and final reading with a vote of four "yes" and one "no".

**XI. New Business**

**A. RESOLUTION NO. 21-1442 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, PROCLAIMING SATURDAY, NOVEMBER 27, 2021 SMALL BUSINESS SATURDAY WITHIN THE CITY OF RED BANK, TENNESSEE**

Mayor Berry called the matter for action. Mayor Berry made a motion to approve as written, seconded by Vice Mayor Dalton. Motion passed with all Commissioners voting "yes".

**TEMPORARY ADJOURNMENT OF REGULAR MEETING**



Commissioner Jenó made a motion to temporarily adjourn the regular meeting for the Beer Board meeting, and to reconvene thereafter, seconded by Commissioner Phillips. Motion carried with all Commissioners voting "yes". Meeting temporarily adjourned at 7:00 p.m.

## **XII. Beer Board Meeting**

**A. Call to Order** – Mayor Hollie Berry called the Beer Board hearing to order at 7:00 p.m.

**B. Roll Call** – City Recorder Tracey Perry called roll. Mayor Berry, Vice Mayor Stefanie Dalton, Commissioner Ruth Jenó, Commissioner Ed LeCompte, and Commissioner Pete Phillips were present. Also present was City Attorney Arnold Stulce, Jr.; City Manager Martin Granum; Finance Director John Alexander; Police Chief Dan Seymour; Fire Chief Brent Sylar; Deputy Fire Chief Eddie Iles; Public Works Director Greg Tate; City Recorder Tracey Perry and those listed on Exhibit A.

### **C. New Business**

#### **1. Application for a Special Event Beer Permit by Bethany Wilson, d/b/a Bela Co., 3803 Dayton Blvd., Red Bank, TN 37415**

Mayor Berry called the matter for action and City Manager Granum stated the intent of the Beer Board to hear and vote on an application for a Special Event Beer Permit. Applicant Bethany Wilson was available for questions. Some discussion by the Board. Ms. Wilson stated the nature of her business and her intent to obey the Ordinance. Commissioner Jenó made a motion to approve, seconded by Commissioner LeCompte.

### **D. Adjournment**

The Beer Board hearing was adjourned at 7:03 p.m.

## **RECONVENE REGULAR MEETING**

The regular meeting was reconvened by Mayor Berry at 7:03 p.m.

## **XIII. Citizen Comments from Red Bank Citizens on Items not on the Agenda (3 minute limit)**

**Lawrence Miller**, 130 Peace St – Spoke on his appreciation of our elected officials.

**Deidre Hamill**, 211 Woodrow Ave – Spoke in appreciation of the promotional ceremony today and expressed a desire to continue to recognize the City's employees.

**Laurie Dworak**, 225 P'Poole St – Spoke in agreement with Ms. Hamill's sentiment. Thanked Commissioner Jenó for her work in keeping Red Bank Middle School in Red Bank. Thanked Commissioner Phillips for his work on the alcohol ordinance. Thanked City Manager Granum for his mindful approach on the changes coming to Red Bank.

**Phillip Rose**, 4717 4717 Hunter Tr – Spoke in appreciation of new City Manager Granum.

**Anne Wheeler**, 427 Antelope Tr – Thanked the Board for their service. Encouraged citizens to contact County Commissioners directly regarding their opinions.

## **XIV. Adjournment**

A motion to adjourn was made by Commissioner Jenó, seconded by Commissioner Phillips. Motion carried with all Commissioners voting "yes". The meeting was adjourned at 7:11 p.m.

\_\_\_\_\_  
Mayor Hollie Berry

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Recorder Tracey Perry

\_\_\_\_\_  
Date

**RESOLUTION NO. 21-1443**

**A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE PERMITTING A  
MULTIFAMILY DEVELOPMENT AT 1109 DAYTON BOULEVARD SUBJECT TO CERTAIN  
CONDITIONS**

**WHEREAS**, Method Architecture has submitted an application to allow a 42-unit multi-family development at 1109 Dayton Boulevard that includes no commercial components,

**WHEREAS**, 1109 Dayton Boulevard is within the C-1 Commercial Zone,

**WHEREAS**, Section 14-402.02 Part (Q) permits residential uses when part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor,

**WHEREAS**, Section 14-402.02 Part (U) permits “any use similar in character and impact as the above uses. Final interpretation, if necessary shall be by the Red Bank City Commission upon recommendation of the Planning Commission.”

**WHEREAS**, the planning commission provided an opportunity submit comments in favor of or against the proposed multifamily development at an advertised public meeting held in conjunction with its regular meeting on October 21, 2021; and

**WHEREAS**, the planning commission recommended approval of the proposed use subject to certain conditions; and

**WHEREAS**, the City Commission has thoroughly reviewed the proposed use and feels that the issuance of a building permit for the construction of a 42-unit multifamily building without a commercial component will not have a negative effect on the surrounding area.

**NOW THEREFORE BE IT RESOLVED** by the City Commission of the City of Red Bank, Tennessee as follows:

SECTION 1. The use of the property at 1109 Dayton Boulevard as a 42-unit multifamily development with no commercial component is permissible under Section 14-402.02 Part (U) if the development meets the conditions listed in Section 2 of this Resolution.

Section 14-402.02 Part (U). C-1 Commercial Zone, Permitted Uses

(U) In general, any use similar in character and impact as the above uses. Final interpretation, if necessary, shall be by the Red Bank City Commission upon recommendation of the Planning Commission.

SECTION 2. Design review approval and building permits for the proposed 42-unit multifamily development at 1109 Dayton Boulevard shall be subject to the following conditions:

1. Parking shall be provided at the rate of 1.25 spaces per single bedroom unit and 1.75 spaces per two-bedroom apartment
2. A traffic impact study shall be conducted as part of the design review process.

**BE IT FURTHER RESOLVED** that every section, sentence, clause and phrase of this resolution is separable and severable. Should any section, sentence, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not affect or impair any other section, sentence, clause or phrase.

**FINALLY, BE IT RESOLVED** that this resolution shall take effect from and after the date of its passage

Resolved this 16th day of November 2021.

\_\_\_\_\_  
Mayor Hollie Berry (date)

\_\_\_\_\_  
City Recorder Tracey Perry (date)

**RESOLUTION NO. 21-1444**

**A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE AUTHORIZING  
THE ISSUANCE OF A SPECIAL EXCEPTIONS PERMIT TO  
JMB Investment Company LLC, 4104 DAYTON BOULEVARD**

**WHEREAS**, JMB Investment Company LLC has submitted an application for a Special Exceptions Permit to allow a clinic at 4104 Dayton Boulevard,

**WHEREAS**, Section 14-402.03 of the Zoning Ordinance requires a Special Exceptions Permit to build a clinic on C-1 zoned properties that abut residential properties;

**WHEREAS**, the planning commission provided an opportunity submit comments in favor of or against the proposed Special Exceptions Permit at an advertised public hearing held in conjunction with its regular meeting on October 21, 2021; and

**WHEREAS**, the City Commission has thoroughly reviewed the Permit Application and feels that the issuance of a Special Exceptions Permit will not have a negative effect on the surrounding area.

**NOW THEREFORE BE IT RESOLVED** by the City Commission of the City of Red Bank, Tennessee as follows:

SECTION 1. The special exception permit allowing a medical clinic to be located at 4104 Dayton Boulevard hereby issued to JMB Investment Company LLC.

**BE IT FURTHER RESOLVED** that every section, sentence, clause and phrase of this resolution is separable and severable. Should any section, sentence, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not affect or impair any other section, sentence, clause or phrase.

**FINALLY, BE IT RESOLVED** that this resolution shall take effect from and after the date of its passage

Resolved this 16th day of November 2021.

\_\_\_\_\_  
Mayor Hollie Berry

\_\_\_\_\_  
(date)

\_\_\_\_\_  
City Recorder Tracey Perry (date)